

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, June 20, 2022
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **May 16, 2022**
[May 16, 2022](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. All comments will be broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

3, 4

CONSENT - ITEMS FOR DEFERRAL

2, 24

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **CONSENT FOR DEFERRAL** PA-12-22 Major Street Plan Amendment - Midway Connector
To remove a segment of the Midway connector extending between Anselmo Lane and Picardy Avenue from the Major Street Plan (Council District 11 - Adams)
Deferred to July 18 by the Parish Attorney
[Application](#) [Staff Report](#)

3. **CONSENT FOR WITHDRAWAL PA-14-22 4663, 5000-5100, 5300-5400 and 5423 Joor Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the west side of Joor Road, south of Greenwell Street, on Tracts E, F, G and H of the former Wilderness Plantation. Sections 47, 48 and 49, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)
Related to PUD-1-22

Withdrawn by the applicant on June 13, 2022
[Application](#) [Staff Report](#)
4. **CONSENT FOR WITHDRAWAL PUD-1-22 Joor Place Concept Plan**
 To rezone from Single Family Residential (A1) to Planned Unit Development (PUD) on property located on the west side of Joor Road, south of Greenwell Street, on Tracts E, F, G and H of the former Wilderness Plantation. Sections 47, 48 and 49, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)
Related to PA-14-22

Withdrawn by the applicant on June 13, 2022
[Application](#) [Staff Report](#) [Plans](#)
5. **PA-15-22 2695 North Sherwood Forest Drive**
 To amend the Comprehensive Land Use Plan from Institutional to Employment Center on property located on the west side of North Sherwood Forest Drive, north of South Choctaw Drive on Lot GSA PROP, GSA Depot Subdivision. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
Related to Case 33-22
[Application](#) [Staff Report](#)
6. **Case 33-22 2695 North Sherwood Forest Drive**
 To rezone from Light Industrial (M1) and Single Family Residential (A1) to Light Industrial (M1) on property located on the west side of North Sherwood Forest Drive, north of South Choctaw Drive on Lot GSA PROP, GSA Depot Subdivision. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to PA-15-22
[Application](#) [Staff Report](#)
7. **TA-5-22 Garage Setbacks**
 Unified Development Code amendment to revise Chapter 17, Section 17.5.2.A.3, Garage Setbacks
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC
[Staff Report](#)
8. **Case 35-22 415 Bedford Drive**
 To rezone from Limited Residential (A3.1) and Light Commercial (C1) to Limited Residential (A3.1) on property located on the east side of Bedford Drive, north of Government Street, on a lot comprised on the North 40 feet of Lot 11 and South 30 feet of Lot 13 of the Ogden Park Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, even though not consistent with the Comprehensive Plan, is compatible with surrounding uses and zoning, lessens the extent of inconsistency, and conforms to the Unified Development Code requirements
[Application](#) [Staff Report](#)

9. **Case 36-22 350 South Foster Drive**

To rezone from Light Commercial (C1) and Heavy Commercial One (HC1) to Heavy Commercial One (HC1) on property located on the west side of South Foster Drive, north of Government Street, on Lot A-1 of the William L. Albiton Tract. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

10. **Case 37-22 8760 Greenwell Springs Road**

To rezone from Transition (B1) and Light Commercial (C1) to Heavy Commercial One (HC1) on property located on the south side of Greenwell Springs Road, east of Joyce Drive, on Lot Remainder of 17 of the Sunny Brooks Farm Subdivision. Section 4, T6S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

11. **Case 38-22 T 10811 Burbank Drive**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the north side of Burbank Drive, east of Bluebonnet Drive, on a portion of Lot 13 of the Gulf Union Property Subdivision. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

12. **Case 39-22 216 Lee Drive, Suite D**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the east side of Lee Drive, north of Highland Road, on a portion of Lot A-3-1-A of the H.J. Nolan Tract. Section 45, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

13. **Case 40-22 1700 Government Street**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Government Street, east of South 17th Street, on a portion of Lots 1 and 7 of Rosedale, Square 1. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

14. **Case 41-22 8316 Picardy Avenue**
To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the south side of Picardy Avenue, east of Mancuso Lane, on Tract BB-1-B-2 of the B.F. Carroll and Anderson Dunham Property. Section 55, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
15. **ISPUD-2-22 D'Unne Terre**
To rezone from Single Family Residential (A1) to Infill Small Planned Unit Development (ISPUD) for proposed low density single family residential development on property located on the east side of South Ardenwood Drive, north of Glenwood Drive, on the Mary C. Wall and Ethel Mary Allen Tracts of the former William Odom Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
16. **SPUD-4-13 Kenilworth School (formerly Crawfish Aquatics)**
Proposed educational institution on property located on the west side of Siegen Lane, north of Perkins Road, on Lot F-4 of the Louis B. Kleinpeter Property. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
17. **PUD-1-94 Citiplace, Concept Plan Revision 8**
Proposed change on Phase V to allow for hotel use on property located on the south side of Corporate Boulevard, north of Interstate 10, on Lots A, C, D, E, F, G, JTS-1-A-1, JTS-1-B-1, JTS-A-D-1-A, JTS-1-D-1-B, JTS-1-C-1-A, L-1-A, L-2-A, L-2-B, M-1-A, N-1-A, N-1-B of the Cedar Lodge Plantation Property. Section 93, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
18. **PUD-17-06 The Preserve at Harveston, Concept Plan Revision 4**
Proposed changes to add exterior vehicular access locations and Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) uses on property located east of the intersection of Bluebonnet Boulevard and Nicholson Drive, on Tracts V, W, X, Y-1-A, Y-1-B, Z, A-1, SS-4-A and SS-5-A of the Longwood and Burtville Plantation Property; and The Preserve at Harveston, Phase 1, Parts 1 through 3B. Sections 44, 50, 51 and 53, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PUD-17-06, FDP Revision 1
[Application](#) [Staff Report](#) [Plans](#)

19. **PUD-17-06 Phases 4, 5, 6, 7, 9, II, IV and VI, The Preserve at Harveston, Final Development Plan Revision 1**
 Proposed change to add internal streets and acreage on property located on the north side of Bluebonnet Boulevard, west of Harveston Way, on Tracts W and X of the Longwood and Burtville Plantations. Sections 44 and 51, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PUD 17-06, Concept Plan, Revision 8 but does not require Metro Council approval
[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

20. **PUD-3-13 Guerilla Warfare Paintball, Final Development Plan**
 Proposed outdoor commercial recreation facility on property located on the east side of Joor Road, south of Mickens Road, on a portion of an undesignated 74.64 acre tract of the remainder of the A. LeBlanc Property. Section 47, T6S, R1E, GLD, EBRP, LA (Council District 5 - Hurst)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
21. **PUD-2-00 Waffle House, Burbank University, Final Development Plan**
 Proposed restaurant on property located on the north side of West Lee Drive, west of Bere Lane, on Tract A-3-5 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
22. **CS-4-22 Kildare Subdivision (Flag Lot)**
 Proposed flag lot minor subdivision on property located on the east side of Lanier Drive, south of Greenwell Street, on Lot 320 of the Kildare Subdivision (Council District 5 - Hurst)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
23. **CS-5-22 Lutschg Subdivision (Flag Lot)**
 Proposed flag lot minor subdivision on property located north of Donnie Street, north of Hillcrest Drive, on Lot 48-B of the Lutschg Subdivision (Council District 1 - Noel)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
24. **CONSENT FOR DEFERRAL CS-6-22 Julia T. Lather Property (Flag Lot)**
 Proposed flag lot minor subdivision on property located on the west side of Anderson Road, north of Peairs Road, on Tract B of the Julia T. Lather Property (Council District 1 - Noel)
Deferred to July 18 by the Planning Director

25. **SS-5-22 Euhel D. Martin Tract**
Proposed minor subdivision with a private street on property located on the east side of South Tiger Bend Road, south of Destiny Lane, on Lot Y-1-A-2-B of the Euhel D. Martin Tract (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN